

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

05-3N-24-0000-0029-0000

[illegible]

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HILLIARD, FL 32046

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2										
ELEMENT		CD	20		FACE BRICK 80		0301		03	5,078		141.0048		124.44		631,906		2021		2021		0		0		2.70		97.30		
Exterior Wall		10	10		ABOVE AVG 20		2		APARTMENT		0%		- 0		Heated Area: 4820		HX Base Yr													
Roof Structur		03	03		GABLE/HIP 100		FOP		2021		FOP		2021		FOP		2021		FOP		2021									
Roof Cover		03	03		COMP SHNGL 100																									
Interior Wall		05	05		DRYWALL 100																									
Interior Floo		13	13		LVT/LAMNT 100																									
Air Condition		03	03		CENTRAL 100																									
Heating Type		04	04		AIR DUCTED 100																									
Bedrooms					8 100																									
Bathrooms					10 100																									
Frame		02	02		WOOD FRAME 100																									
Story Height					0 100																									
RMS					28 100																									
Units					4 100																									
Quality		05	05		Quality Level 05																									
DOR CODE		0800	0800		MULTI-FAMILY																									
MAP NUM					MKT AREA																									
NEIGHBORHOOD/LOC		6002.00	6002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,378	100	2021	2,378	287,928																									
FOP	27	30	2021	8	969																									
FOP	27	30	2021	8	969																									
FOP	27	30	2021	8	969																									
FOP	27	30	2021	8	969																									
FOP	752	30	2021	226	27,364																									
FUS	2,442	100	2021	2,442	295,677																									
TOTALS	5,680			5,078	614,845																									
EXTRA FEATURES						37037 W EIGHTH ST, HILLIARD						BLD DATE				LGL DATE		05/11/2026		DC										
												XF DATE				LAND DATE														
												INC DATE				AG DATE														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														